



David Dise, Director
Department of General Services



Isiah Leggett,
County Executive

WHEATON

REDEVELOPMENT REPORT

September 2010



Wheaton Redevelopment Program
Department of General Services
2424 Reddie Drive, Suite 100
Wheaton, Maryland 20902
Telephone - 240-777-8123
Fax - 240-777-8130
TTY - 240-777-8112

<http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/Dir/OPD/wheaton/wheaton.asp>
www.montgomerycountymd.gov/wheaton

WHEATON REDEVELOPMENT REPORT

While the severe economic downturn continues to affect Wheaton, significant development is progressing in both the public and private sectors. As County Executive Isiah Leggett says, "Now is the time to set the ground work for the future." The Redevelopment Program with its Redevelopment Advisory Committee, the private sector and the Maryland-National Park and Planning Commission (M-NCPPC) has been doing just that. The past year has seen the Wheaton Sector Plan up-date advance to the Public Hearing Draft stage. The County and Metro have selected an excellent developer team led by B.F. Saul to create and execute projects in the Wheaton core. The Safeway/Patriot, the Washington Property and BB&T Bank projects continue to proceed with obtaining development entitlement authority; and the Costco, Inc. has announced they are coming to Westfield Wheaton. In addition, the Redevelopment Program continues to make streetscape improvements, most recently along Fern Street, thanks to grant funding secured by Congressman Chris Van Hollen.

Sector Plan Update

The Sector Plan is the responsibility of the Maryland-National Capital Park and Planning Commission (M-NCPPC). The Wheaton Central Business District (CBD) and Vicinity Sector Plan is the most critical document in setting development and zoning guidance for Wheaton. The current Sector Plan was approved in 1990 at a time when faced with the opening of the Wheaton Metro Station, the community was apprehensive about redevelopment. Since then with the lack of significant redevelopment such as occurred in Silver Spring and Rockville, the community is looking to facilitate and guide high quality redevelopment.

In its advocacy, the Wheaton Redevelopment Advisory Committee (WRAC) was instrumental in getting the Sector Plan process started and proceeding with deliberate speed. Starting in spring 2008, the Sector Plan update advanced using public outreach through the Sector Plan Work Group, which is comprised of WRAC, the Wheaton Urban District Advisory Committee (WUDAC), civic groups and individuals.

In July 2010, the Planning Board took testimony on the Public Hearing Draft of Sector Plan. This Plan not only sets the vision for "Smart" mixed-use development concentrated near Metro, it proposes new zoning tools to do so, while removing out-dated restrictions that discouraged redevelopment. During the fall 2010, the Planning Board will hold work sessions on the Public Hearing Draft. After approval by the Planning Board, starting spring 2011, the County Council will consider the Plan. For more information, see

http://www.mcparkandplanning.org/community/wheaton/wheaton_cbd.shtm
http://mcparkandplanning.org/community/wheaton_cbd.shtm

A Public-Private Partnership for Developing Downtown Wheaton

A major challenge to Wheaton's revitalization has been the limited amount of property available for development. Wheaton's Central Business District (CBD) is 76 acres, one-fifth the size of the Bethesda or Silver Spring's CBD. Additionally, land aggregation in Downtown Wheaton is challenging. Wheaton has a large number of small commercial parcels with distinct ownership. Consequently, property assemblage carries high costs, affecting the level of return on investment for a development project. Recognizing this as a challenge to redevelopment in Wheaton, the County, Washington Metropolitan Transit Authority (WMATA) and the Maryland-National Capital Park and Planning Commission (M-NCPPC), as public stakeholders, agreed to utilize their properties in Wheaton to leverage private investment in the Downtown.

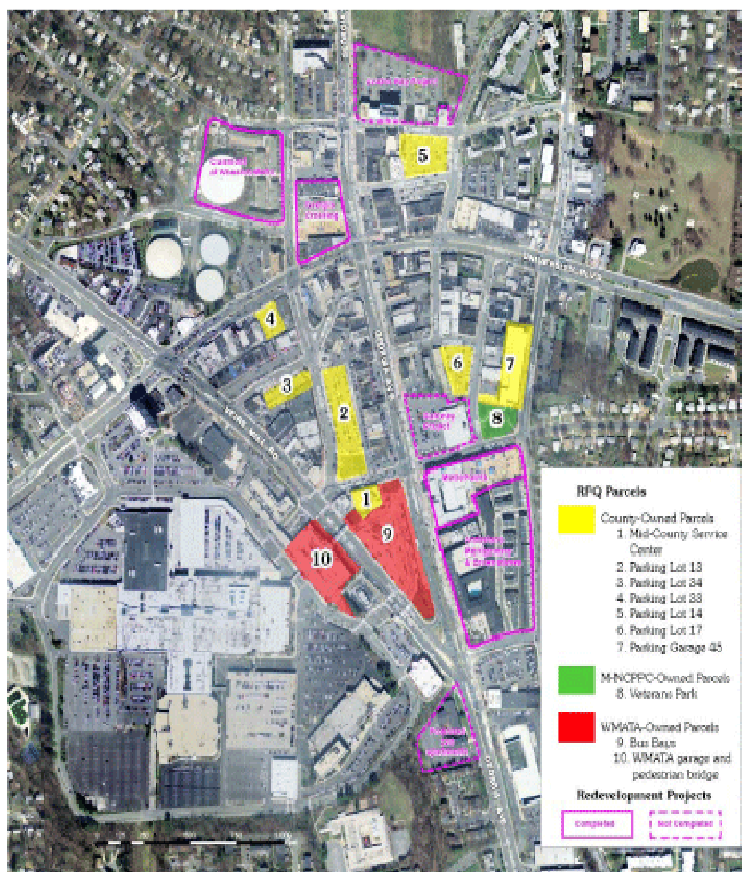
Request for Qualifications (RFQ)

In January 2010 the County, in cooperation with WMATA and M-NCPPC issued a "Request for Qualifications for Public-Private Partnership for the Design, Construction and Financing Of Transit-Oriented Development for the Wheaton Central Business District". The purpose of the RFQ was to identify a private development team with the creativity, experience and capacity to deliver mixed-use, transit-oriented development to Downtown Wheaton.

The RFQ was the result of extensive planning and cooperation among nine County Departments, WMATA, M-NCPPC, and the Maryland Department of Transportation over an eighteen-month period. The reports, studies and community engagement conducted over the past several years served as the basis for the RFQ's goals and background for its structure.

RFQ submissions from developers were received in March, expressing interest in two of the three areas for consideration. In July 2010, B.F. Saul Company was selected to create a develop public properties in the downtown core as well as additional private properties, anticipated to be part of their development project. Public Properties identified in B.F. Saul's submission were the WMATA bus bays, the WMATA parking garage, the Mid-County Regional Services Center, and County Parking Lots 13 and 34. While several proposals were submitted for Parking Lot 14 (Blueridge Avenue), none was selected.

The RFQ identified ten publicly owned parcels totaling 11.7 acres, and situated in three distinct areas of the Wheaton Central Business District. Parcels are as follows:



There are ten potential redevelopment sites in the downtown:

- Montgomery County Parking Lot District Properties (yellow)
- Lot 13 1.74 acres CBD-2
- Lot 34 0.47 acres CBD-2
- Lot 33 0.38 acres CBD-2
- Lot 17 0.60 acres CBD-3
- Garage 45 1.34 acres CBD-2
- Lot 14 1.06 acres CBD-2

Mid-County Regional Center 0.35 acres CBD-2 (yellow)

M-NCPPC (green)

- Veteran's Park 0.68 acres CBD-2

Metro Properties (red)

- Bus Bays 3.14 acres CBD-2
- Metro Garage 1.94 acres C-2

Replacement of County and Park Facilities will have to be part of the Plan.

As the selected developer, B.F. Saul's initial task will be to create a concept plan for the properties it seeks to develop. This process will involve significant input from community and public stakeholders and require a level of consensus. Once a plan is accepted, a development agreement will be drawn which outlines the responsibilities of the public and private partners. When finalized, the entitlement process (structure of property ownership) can begin which will set the stage for developing specific projects. To view the RFQ visit:

<http://www.montgomerycountymd.gov/content/DGS/DIR/wheatonRFQ.asp>

Bay Area Economics Market Analysis

In June 2009, the Maryland Department of Transportation, Office of Planning, in cooperation with the Wheaton Redevelopment Program, retained Bay Area Economics to provide an independent market analysis of the development potential of the Wheaton CBD. The analysis provided input to the Request for Qualifications (RFQ) for Public-Private Development of the Wheaton CBD, described in the section above.

The study's findings characterize Wheaton as a prime market for residential and retail development, due to accessibility (major roads, Metro) and affordability, but question Wheaton's ability to foster significant commercial office development in all but the long term (15-20 years). This is due, in part, to the economic downturn,

which has created a significant inventory of commercial office space in the Metro area's traditional office markets. To view the entire report on the web, go to: <http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/Dir/OPD/wheaton/wheaton.asp> and scroll to Reports, "Bay Area Economics Wheaton Urban District Market Analysis"

Urban Land Institute (ULI) Technical Assistance Panel (TAP)

ULI is a nonprofit research and education organization whose members represent the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service. ULI's mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities. Founded in 1936, the institute now has members in ninety-five countries worldwide.

As preparation for its issuance of a Request for Qualifications (described above), the Redevelopment Program, again through the Maryland Department of Transportation, Office of Planning, retained ULI to convene a Technical Assistance Panel (TAP) to provide insight and recommendations regarding development of the Wheaton CBD. The TAP was tasked with addressing the following:

- Identify the most viable market opportunities for Wheaton's redevelopment, which will allow Wheaton to be differentiated in the regional market.
- What market niche makes sense for Wheaton?
- Is there an office market for new construction?
- Are there special cultural, educational, or entertainment uses that would spark reinvestment?
- How can the County, WMATA, and the State of Maryland attract private investment in these opportunities? What will the public sector have to do to make this happen?
- Identify ideas for the integration of the WMATA property and the County property for redevelopment of the Wheaton's Downtown Core
- What are the greatest challenges to overcome and strengths to build on for the redevelopment of downtown Wheaton?
- How can a stronger connection and synergy between the mall and downtown and Metro be created?
- How can the viable local retail businesses be retained along with the character they create while allowing redevelopment to occur?

The 11-member TAP included planners, architects, commercial real estate brokers and program directors experienced in public-private development projects. The panel toured Downtown Wheaton, met with community stakeholders and applied their respective expertise to the questions posed above. Recommendations included:

- Capitalizing on existing assets - diverse culture, double-sided retail with an eclectic mix, a regional mall, a transportation hub, affordability, and established neighborhoods with vested/involved residents;
- Addressing challenges - auto dominant (pedestrian unfriendly) road network, scattered, ineffective office and retail space, safety perceptions/public space lighting, lack of effective branding, and fragmented property ownership;
- Phase development in tandem with the market through the creation of districts in the Downtown; and
- Music and entertainment as Wheaton's overarching theme.

To view the Panel's entire report on the web, go to:

<http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/Dir/OPD/wheaton/wheaton.asp> and scroll to Reports, "Urban Land Institute Technical Assistance Panel -2009"

Future Development

Mixed-Use

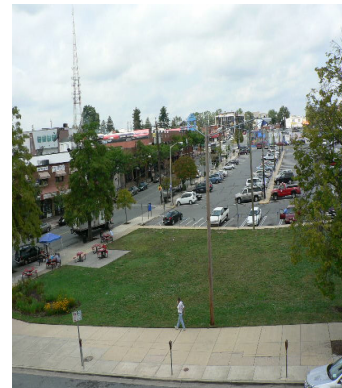
B.F. Saul - was selected as the development team leader to create a high-density, pedestrian-friendly area with mixed-use retail, residential and office in the heart of downtown near the Wheaton Metro station. In addition to B.F. Saul, the team consists of architect, Torti Gallas and Partners, Inc.; and civil engineers, Loiederman Soltesz Associates, Inc. A single developer was chosen to ensure a unified look and a fast-moving timeline. With only 8.2 acres of land publicly owned, the project will entail leveraging private property, as well as integrating with existing businesses such as Wheaton Westfield. The community will have extensive involvement in helping to create Wheaton's downtown. The County sees this as a ten-year process. Below are some of the development sites.



Mid-County Regional Center



WMATA Bus Transit Center



Parking Lot 13

Safeway/Patriot – will feature a 53,000 square-foot store as part of their new 16-story project. The project will include approximately 448 residential units and a 3,000 square-foot retail space on the 1.87-acre site at Georgia Avenue and Reedie Drive across from Wheaton Metro station. The project plans call



for approximately 7,615 square-feet of public-use space. The project is expected to take two years to complete. Safeway may open sooner.



BB&T – is moving forward with their project located at the corner of University Blvd. and Valley View Avenue. The project would replace three dilapidated and vacant residential structures. Their branch bank at Georgia and Blueridge Avenues would consolidate at this new location. The project provides quality architectural design and transitions well to the residential neighborhood.



Residential

Washington Properties – is moving forward with their proposed development of a 221-unit apartment complex immediately south of Veirs Mill Road and Georgia Avenue, on the site of the former First Baptist Church of Wheaton once they relocate to Olney.



Retail

Costco - partnered with Westfield to occupy approximately 148,000 square-feet on the second level of a former department store. Costco will pursue a Special Exception for a gas station. Westfield Wheaton is planning for the addition of mini anchors and new retail shops on the ground level below Costco. The project could create as many as 475 new jobs. Completion is anticipated in early 2012.

Residential Development

Leesborough - Centex Homes is constructing 105 residential units. A combination of townhomes, condominiums and 6 single-family units. Over 96% of the units have been sold. Construction began in July 2008. Centex was recently purchased by Pulte.



Public Improvements Completed or Underway

Wheaton Pedestrian Walkway - completed in late summer 2009 is located mid-block between Reddie Drive and Ennalls Avenue on Georgia Avenue. It has provided a needed connection between Parking Lot 13 and the businesses fronting Georgia Avenue. The walkway has significantly improved pedestrian circulation and provides an attractive and inviting open space in the downtown.



Mural Installation



View from Georgia Avenue looking at Triangle Lane

In late June the mural - designed and created by local Arts on the Block students, entitled "Our Diverse Cultures" was moved from the Gilchrist Center and relocated to the walkway. The mural reflects the Gilchrist Center's mission and the culturally diverse population they serve. The design encompasses nine circles floating in a beautiful flowing wave representing the earth's seas.

Wheaton Streetscape Improvement Program (On Going) - the program expends public funding to reconstruct and widen sidewalks, ensure wheelchair accessibility, construct and/or modify pedestrian crossings, increase pedestrian lighting, trees, and tree pits along County streets within the Wheaton Urban District. These improvements also help to improve pedestrian circulation and pedestrian safety. Project areas include:

Fern Street (east side - 883 linear feet of sidewalk) between Reddie Drive and University Boulevard was completed in late 2009. The pedestrian access to the Metro station from surrounding businesses and residential units was also improved.



Before - Fern East Looking South

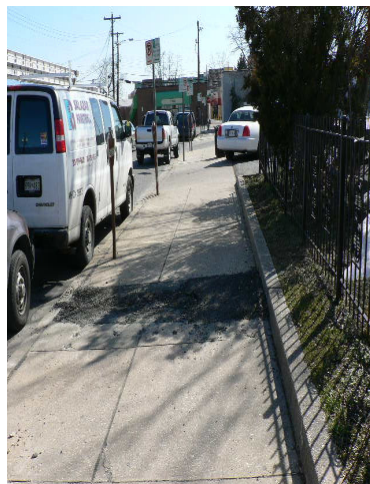


After - Fern East Looking South

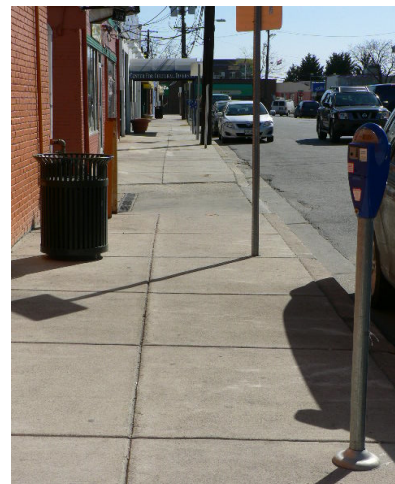
Streetscape improvements began in early summer of 2010 on Fern Street (west side - 407 linear feet) between University Blvd. and Price Avenue; and Elkin Street on (both sides - total of 848 linear feet) between University Blvd. and Price Ave.



Before - Fern Street West



Before - Elkin Street West



Before - Elkin Street East

Residential

Living in Wheaton provides a wide variety of housing opportunities and prices with the convenience of entertainment, shopping and dining -- most within walking distance to the Metro!



Leesborough (TH/Condos & Single-Family)



Brownstones at Wheaton (TH)



Clairmont at Wheaton Metro (TH)



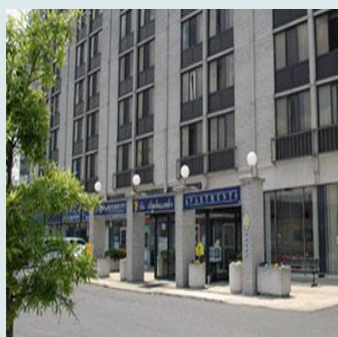
MetroPointe (Apts)



Archstone Wheaton Station (Apts)



Amherst Square/Pembridge (Apts)



Ambassador (Apts)



Wheaton Place (Apts)

Business Assistance/ Economic Development

Small Business

Recession Impacts on Commercial Vacancy

While the impacts of the Recession continue, the degree has lessened. An analysis of commercial vacancy rates over a two-year period - from the 3rd Quarter of 2008 through the 2nd Quarter of 2010 - shows a 6.7% decline in Wheaton's commercial office vacancy from Year 1 to Year 2. Countywide, office vacancy grew by 26.7% by comparison. For the same period, Wheaton's retail vacancy increased 15.69%, while retail vacancy in the County level grew by almost double that amount - 31.25%. The chart below provides additional detail

Commercial Vacancy/Cost Comparisons for Montgomery County / Wheaton Q3-2008 thru Q2-2010						
Office Space						
	COUNTY Vacancy Rate	WHEATON Vacancy Rate	Rate Differential	County - Avg cost per sq. ft.	Wheaton - Avg cost per sq. ft.	Cost differential
Year 1 Annual Average	10.93%	12.90%	14.73%	\$27.76	\$23.67	\$4.09 / 14.73%
Year 2 Annual Average	13.85%	12.03%	12.00%	\$28.51	\$23.31	\$5.20 / 18.24%
Yearly Difference	26.71%	6.74%		\$0.75 / 2.70%	\$0.36 / 1.52%	
Retail Space						
	COUNTY Vacancy Rate	WHEATON Vacancy Rate	Rate Differential	COUNTY Avg cost per sq. ft.	WHEATON Avg cost per sq. ft.	Cost Differential
Year 1 Annual Average	3.20%	2.55%	20.31%	\$27.71	\$26.06	\$1.65 / 5.95%
Year 2 Annual Average	4.20%	2.95%	29.76%	\$26.71	\$24.52	\$2.19 / 8.36%
Yearly Difference	31.25%	15.69%		\$1.00 /3.6%	\$1.54 / 5.91%	

The Wheaton Redevelopment Program (WRP) continues to work with Wheaton's small businesses to address these challenges. Through on-site visits, meetings, programs, and the services of resource partners, the WRP staff engages Wheaton's small businesses on a continuing basis. Below are some of WRP's efforts.

- **Latino Economic Development in the Community (LEDC) - (Leading Economic Development in the Community)** - is located at 2405 Price Avenue. The program is operated by the Latino Economic Development Corporation. In the past year, LEDC provided 260 technical assistance sessions to 155 existing and prospective entrepreneurs, helping to develop and improve their small businesses. LEDC also conducted three small business seminars that were attended by more than 200 people. In addition, LEDC, certified by the U. S. Small Business Administration as a micro-lender provided 5 loans to Montgomery County small business totaling \$55,000. LEDC, on behalf of Local 1st Wheaton, (see below), brokered an arrangement with some of Wheaton's restaurants for the reclamation of used cooking oil. The cooking is converted to bio-diesel fuel. What was once an expense for these businesses has been transformed into revenue through this effort. For information or assistance, call 240-777-4960.
- **State of Maryland Community Investment Tax Credits** - this Maryland Department of Housing & Community Affairs (DHCA) program permits the sale of tax credits to Maryland based for profit businesses by approved non-profit organizations. Revenues from the sale of the tax credits must be used by the non-profit to support programs approved by DHCA. This program was recognized by the Wheaton Redevelopment Program as a potential source of program funding for several of the Wheaton Business Resource Partners; LEDC was successful in securing \$17,500 in funding from this program to support its efforts in Wheaton. The Redevelopment Program, in conjunction with the County's Department of Economic Development, continues to explore how this program might be implemented for broader benefit to Wheaton and the rest of the County.
- **Wheaton Small Business Innovation Center (WSBIC)** - currently provides 12,000 square-feet of office space, conference rooms, support services and technical assistance to 23 early-stage, Wheaton-based businesses. The Center also houses an office of the Maryland Small Business Development Center (SBDC), which provides technical assistance to any small business operating in Montgomery County. They are located in the Westfield South Office Building and operated by the Montgomery County Department of Economic Development. For more information call 240-777-2000.

- **Local First Wheaton (LFW)** - provides Wheaton's small business owners the opportunity to identify common issues and challenges to their businesses, develop solutions and advocate for local small businesses as a unified voice. Local first is currently piloting an alternative energy purchasing program in Wheaton to help business owners control their operating costs. LFW meets on a monthly basis and is preparing to launch a "Buy Local" guide in spring 2009. The guide will list local Wheaton merchants and service providers, and provide information on the positive economic benefits to communities when they support locally-owned businesses. Sixty businesses are currently members of Local First Wheaton.
- **Wheaton Business Resource Partners (WBRP)** - negotiated group advertising for 10 Wheaton restaurants during the December holiday season for the second consecutive year. Additionally, the Wheaton-Kensington Chamber of Commerce, through one of its members, offered business-oriented ESOL classes to 20 persons at the Gilchrist Center for Cultural Diversity.
- **MD Small Business Development Center (MD-SBDC)** - offers technical assistance to businesses and provides free individualized business counseling to the client and seminars, to assist businesses with management, marketing and capital requirements. Over the past year MD-SBDC has provided over 800 hours of technical assistance to businesses located in the Wheaton area. Call 240-777-2000 for more information.

Business Retention Program

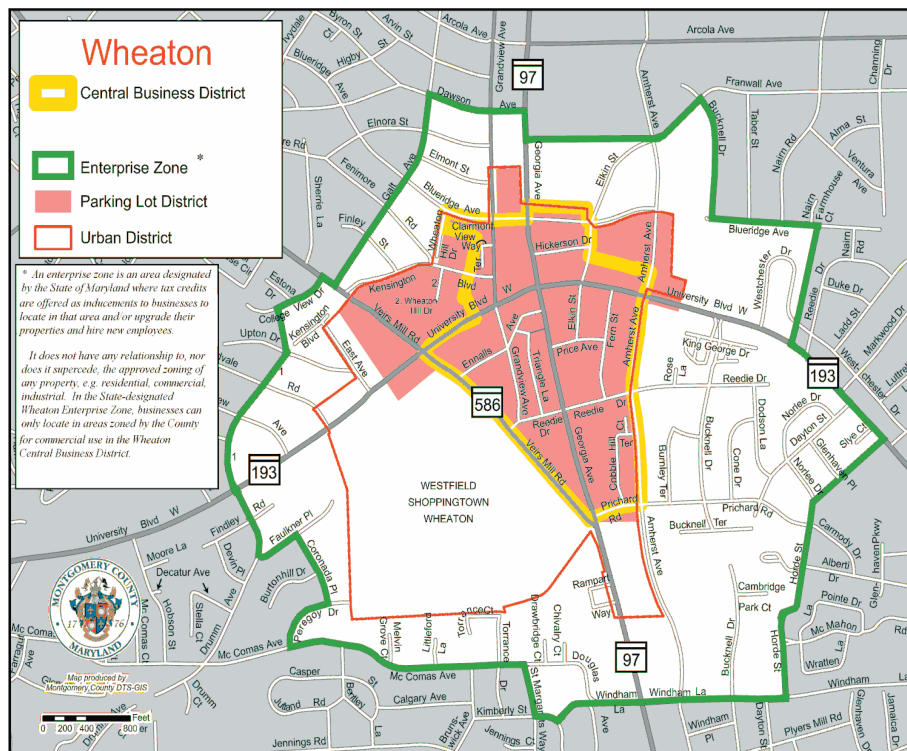
A number of incentives exist which can benefit, small businesses directly or indirectly.

- **Small Business Revolving Loan Program** - the County's Department of Economic Development administers a loan fund enabling County-based small businesses to finance up to \$50,000 for a variety of needs including working capital, asset acquisition, and leasehold improvements. In special circumstances, larger amounts - up to \$100,000 may be available. Criteria for approval include the economic impact the loan is anticipated to produce, ability to repay the loan, and the availability of other financial resources.
- **Community Legacy Small Business Loan Fund** - offered by the County's Department of Housing and Community Affairs, and administered by the Department of Economic Development, the fund provides loans up to \$50,000 related to improvements to real property. Leasehold improvements/renovations are an acceptable use of funds.

- **Neighborhood Business Works Program** - is offered to small businesses through the Maryland Department of Housing and Community Development. This program will finance up to 50% of the cost of an asset-related project- up to \$500,000 - at below-market rates. Acceptable uses include the acquisition or renovation of real property, leasehold improvements, and equipment/inventory acquisition. Recipients must be located in Priority Funding Areas, which include Wheaton.

Green Tape Zone - administered by the County Department of Permitting Services, allows Wheaton businesses and development projects, meeting eligibility requirements, to receive fast-track review of development applications and building permits.

Wheaton Enterprise Zone - Wheaton was successfully re-designated as an Enterprise Zone, effective June 15, 2009. The 10-year designation provides incentives to commercial property owners and businesses in the form of tax credits. The credits are contingent upon qualified improvements to commercial real property, the creation of new jobs, or both. In addition, in an Enterprise Zone, development impact fees for commercial and residential development (4 or more residential units) are waived.



Enterprise Zone Map

For more information on the Enterprise Zone contact Pete McGinnity at 240-777-8126.

Community Interaction

The Wheaton Redevelopment Program continually seeks input, reaction and feedback from community stakeholders - local businesses, commercial property owners, residents, local organizations (fraternal and non-profit) and civic/neighborhood associations - on the direction and progress of Wheaton's redevelopment. Community interaction is leveraged through public meetings, business visits, speaking engagements, printed materials and the internet. You may access the Wheaton Redevelopment Program web site at:

<http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/DGS/Dir/OPD/wheaton/wheaton.asp>.

Information on Wheaton is also available at www.WheatonMD.org, a one-stop destination for all that downtown Wheaton has to offer, including restaurants, shopping, events and attractions, redevelopment activity and community news.

Wheaton Redevelopment Advisory Committee (WRAC)

Businesses - large and small, residents, non-profits, and civic associations can play a part in Wheaton's Redevelopment by participating on the Wheaton Redevelopment Advisory Committee (WRAC). Members are appointed by the County Executive and provide valuable advice and assistance to the Wheaton Redevelopment Program.

The Committee generally meets the third Wednesday of each month at 7:00 p.m. at 2424 Reedie Drive in downtown Wheaton. However, meeting dates, times and locations do change from time-to-time, so please contact the redevelopment staff at 240-777-8123 to confirm a particular meeting. The public is encouraged to attend. The Committee does not meet in August.



Wheaton Redevelopment Advisory Committee and Staff

Back row left to right: Peter McGinnity, staff; Chris Lindsay; Patrick Naehu; Larysa Kurylas; Chelsea Johnson; Greg Baker, Chair; Susan Petersen; Regina Dull; Maureen Carrington; Ciliny Alce; Eleanor Duckett; and Sharon Lasswell, staff. Front row left to right: Rob Klein, Redevelopment Program Manager; Fran Ware, Jonathan Fink, Vice-Chair; Zoe Lefkowitz, Sara Lappano, Leslie McDermott, Diane Lynne and Thomas Martin. Not pictured: Melissa Brown; Manny Hidalgo; James Mensah; Erin Roberts; Stewart Tsao; and Dave Taghipour.

To serve as a WRAC member, send your resume and cover letter to County Executive Isiah Leggett, Executive Office Building, 101 Monroe Street, Rockville, MD 20850 or e-mail your request to CountyExecutive.Boards@montgomerycountymd.gov.

You may wish to participate in one of three subcommittees:

- *Planning and Visioning* - first Monday of the month @ 7 pm
- *Economic Development* - second Tuesday of the month @ 5:30 pm
- *Project Review* - last Thursday of the month @ 7 pm.

To do so, send your resume and a cover letter to Pete McGinnity, Wheaton Redevelopment Program, 2424 Reddie Drive, Room 100, Wheaton, Maryland 20902. **Workgroups** - There are two Workgroups - the Wheaton Sector Plan meets on the first Monday of the month at 7 pm and the Wheaton Sustainable Initiatives meets on the fourth Thursday of the month at 7 pm. All meetings are subject to change so please contact the redevelopment staff at 240-777-8123 to confirm a particular meeting.

Safe and Attractive Environment

Areas of Pedestrian Safety and Security being addressed:

- To reduce mid-block crossing, at the Wheaton Pedestrian Walkway on Georgia Avenue between Reddie Drive and University Boulevard, the County is working with the Maryland State Highway Administration (MSHA) and the County's Department of Transportation (DOT) to install a fence in the median. The fence will be funded by DOT; and
- Wheaton Redevelopment staff works closely with the Urban District Clean and Safe Team regarding crime and concerns of local businesses.

Projects Completed In Previous Years

Retail/Commercial Development

- **Georgia Crossing** is a 32,000 square-foot project completed in early 2009. The total project cost was approximate \$4.3 million.
- **Wendy's Restaurant** opened in February 2008 across from the Wheaton Metro Station on Veirs Mill Road.
- **Office Depot** opened in December 2006 at Westfield's Mall adjacent to the South Office Building.
- **Best Buy** opened in October 2006 at the former site of Toys R Us located on Georgia Avenue.

- **CVS** opened a 13,000 square-foot store in late 2006 on property owned by Westfield.
- **Westfield** completed a \$149 million dollar expansion and renovation of a second level at the existing shopping mall in downtown Wheaton.
- **Macy's** opened a 180,000 square-foot two-story department store at Westfield's in spring of 2005. The 750-space parking garage, partially funded by Montgomery County, supports the \$30 million private investment.
- **Irene's Pupusas** opened a second restaurant in March 2005.
- **Pollo Campero** opened a restaurant in December 2004 after completely renovating a 3,050 square-foot building on Georgia Avenue.
- **Bally's Total Fitness Center** opened a 30,000 square-foot state-of-the-art facility in October 2004.
- **Giant Food, Starbucks, Quiznos, Wachovia Bank, Baja Fresh, and Nextel** opened in October 2003.
- **Triangle Park**, a two-story retail building opened in October 2003 showing Wheaton's first private commissioned public art work.
- **Target** opened in July 2002 as a 3rd anchor store at the mall.

Public Improvement/Residential Development

- **Leading Economic Development in the Community (LEDC)** opened their new office in April 2009. This program is operated by the Latino Economic Development Corporation.
- **MetroPointe Apartments** was completed in late 2008. The \$53 million mixed-use project has 173 residential units, two retail spaces totaling 3,500 square-feet and shares a 223-space parking garage with the Washington Metropolitan Area Transit Authority (WMATA).
- **Pedestrian Walkway Link to Gateway Plaza** - A landscaped pedestrian walkway through The Montgomery & Brownstones at Wheaton Metro residential complex links the new Gateway Plaza to the Wheaton Metro Station. The walkway was funded by a State Mass Transit Administration Smart Growth Grant and supplemented by \$130,000 County funds. It was completed in early 2006.

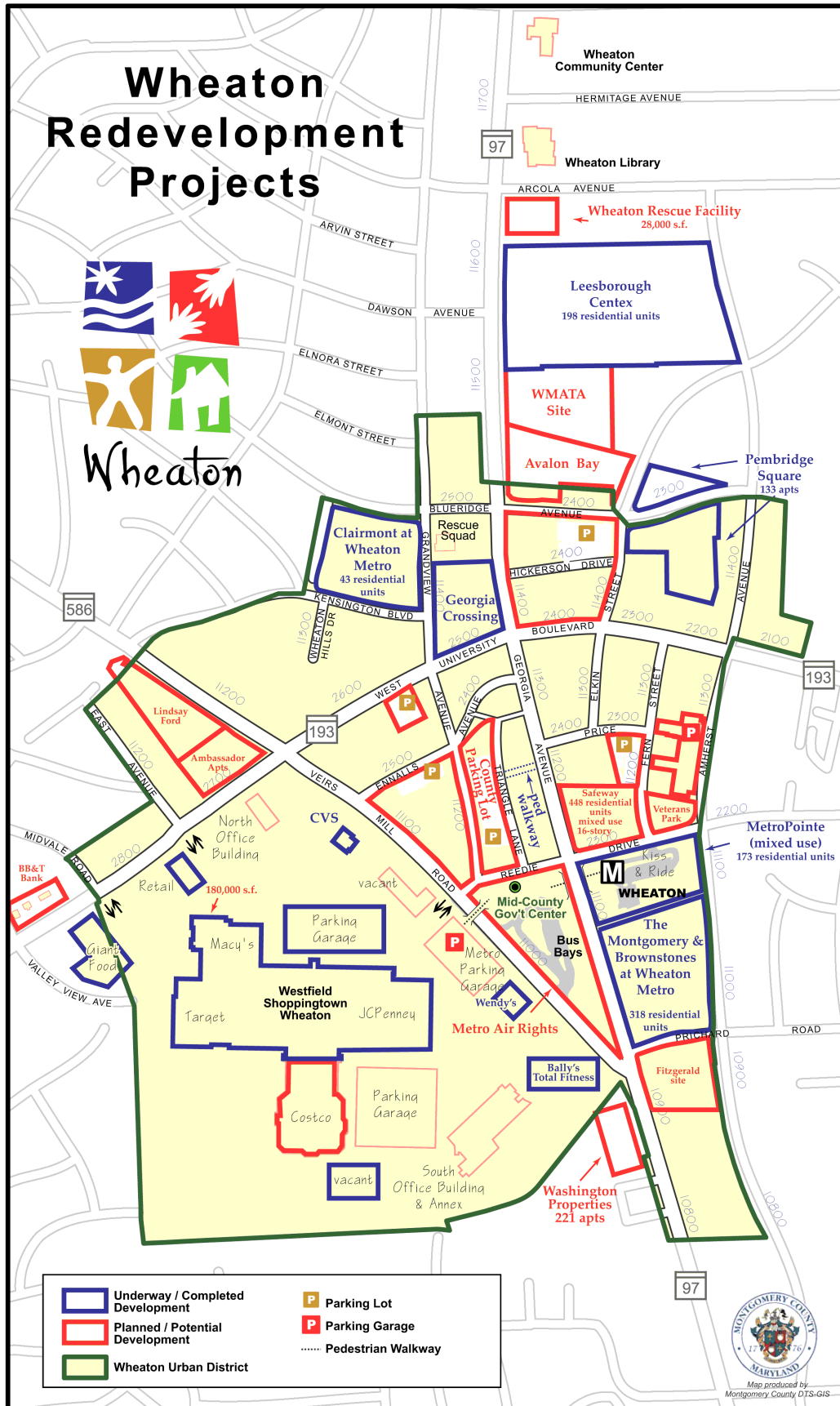
- **Bozzuto Group and Eakin Youngentob Associates** - completed construction of a 400,000 square-foot residential complex in late 2005. The *Brownstones at Wheaton Metro* has 75 luxury townhouses. The Montgomery at Wheaton Metro has 243 rental apartments (new name: *Archstone Wheaton Station*). There is also a 400-space private parking garage built to serve the new residential units and the adjacent office building located just south of the Metro.
- **The Gateway Plaza** - is located at the entrance of The Montgomery & Brownstones at Wheaton Metro residential complex. The Plaza has seating, landscaping and a water feature. It is a visual amenity and an attractive public entrance at the southern entrance to the downtown, as well as an open space area for residents to enjoy. The project was partially funded by the County at a cost of \$350,000. The project was completed in late 2005.
- **Clairmont at Wheaton Metro** - a 42-unit upscale masonry townhouse project with individual garages, a single-family home and a small park was completed in 2004 on the former site of Wheaton Lumber.
- **Amherst Square/Pembridge Apartments** - were renovated in December 2004 by its owner, Montgomery Housing Partnership who invested \$5.3 million in the 50-year old, 133-unit multi-family complex.

The Wheaton Redevelopment Program staff is available to work with individuals, community groups, businesses and developers. Please call 240-777-8123 for information and assistance or e-mail them at: Rob Klein, Manager, Redevelopment Programs Rob.Klein@MontgomeryCountyMD.Gov ; Peter McGinnity, Manager, Business Development Peter.McGinnity@MontgomeryCountyMD.Gov ; and Sharon Lasswell, Manager, Capital Projects Sharon.Lasswell@MontgomeryCountyMD.Gov.

Wheaton Redevelopment Projects



Wheaton



DOWNTOWN SPECIAL EVENTS AND LOCAL ART

